

test PDF Combine only

Type: 22 - Conventional			
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	2
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1999	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	12.0
Functional:		0.0
Economic:		0.0
Special:		0.0
Override:		0.0

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	1.35000002
Const Adj.:	0.99950004
Adj \$ / SQ:	107.946
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	167987
Depreciation:	20494
Depreciated Total:	147493

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs: 4			BRs: 2			Baths: 1			HB				

REMODELING

	Exterior:	
	Interior:	
2.0%	Additions:	1998
	Kitchen:	
	Baths:	
	Plumbing:	
	Electric:	
	Heating:	
2.0%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH

Figure 1 shows a schematic diagram of a two-story building. The top floor is labeled "SFL FFL (320)" and has a width of 20 and a height of 16. The bottom floor is labeled "SFL GAR (400)" and has a width of 20 and a height of 20. The total height of the building is 36.

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
6	SFL	90				
3						
8						
8						

IMAGE

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Type: 22 - Conventional				
Sty Ht: 2		- 2 Story		
(Liv) Units: 1		Total: 2		
Foundation: 6		- Slab		
Frame: 1		- Wood		
Prime Wall: 1		- Wood Shingle		
Sec Wall:				%
Roof Struct: 3		- Gambrel		
Roof Cover: 1		- Asphalt Shgl		
Color:		TAN		
View / Desir:				

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1999	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	12.9
Functional:		0.0
Economic:		0.0
Special:		0.0
Override:		0.0
	Total:	12.9

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	1.35000002
Const Adj.:	0.99950004
Adj \$ / SQ:	107.946
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	167987
Depreciation:	20494
Depreciated Total:	147493

COMMENTS

PDAS.	4
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RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 4		BRs: 2		Baths: 1		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	1998
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	107.95	
Special Features:	0	Val/Su Net:	107.82	
Final Total:	147500	Val/Su SzAd	152.38	

SKETCH

Figure 1 consists of two vertically stacked rectangles. The top rectangle is labeled 'SFL FFL (320)' and has a width of 20 and a height of 16. The bottom rectangle is labeled 'SFL GAR (400)' and has a width of 20 and a height of 20. The labels are centered within each rectangle, and the dimensions are indicated by numbers along the edges.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	648	107.950	69,94
GAR	Garage	400	21.240	8,49
FFL	First Floor	320	107.950	34,54
Net Sketched Area:		1,368	Total:	112,98
Size Ad	968	Gross Area	1440	FinArea
				968

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
6	SFL	90				
3						
8						
8						

IMAGE

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Type: 15 - Old Style			
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	2
Foundation:	3 - BrickerStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 1895	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

MOBILE HOME Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
Othr/Fix:	1	Rating:	Fair

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 3	Rating:	Average
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.4%
Functional:		26.4%
Economic:		26.4%
Special:		26.4%
Override:		26.4%
	Total:	26.4%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.03574574
Const Adj.:	1.01989794
Adj \$ / SQ:	142.608
Other Features:	106800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712686
Depreciation:	188149
Depreciated Total:	524537

COMMENTS

OF-SINK IN BMT.	6
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RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 6		BRs: 3		Baths: 1		HB 1						

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	3	
Totals				
1		6	3	

COMPARABLE SALES

[illegible]

SKETCH

[illegible]

Sum Area By Label :

SFL	=	1412
UAT	=	1244
FFL	=	1244
BMT	=	1244
QFP	=	321
HST	=	132
W/DK	=	269

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	Second Floor	1,412	142.610	201,362	
BMT	Basement	1,244	42.780	53,220	
FFL	First Floor	1,244	142.610	177,404	
OFP	Open Porch	321	22.070	7,083	
UAT	Upper Attic	311	99.830	31,045	
WDK	Deck	269	9.910	2,666	
HST	Half Story	66	142.610	9,412	
Net Sketched Area:		4,867	Total:	482,196	
Size Ad	2722	Gross Area	5866	FinArea	3033

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2	UAT	100	FLA	100		
4						
5						
6						
6						
2						
5						
8						

IMAGE

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Type:	13 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 1895	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

MOBILE HOME Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	IUC	Fact	NB Fa	Anpr Value	JCod	IFact	Juris Value
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[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 3	Rating:	Average
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.4%
Functional:		
Economic:		
Special:		
Override:		
	Total:	26.4%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.03574574
Const Adj.:	1.01989794
Adj \$ / SQ:	142.608
Other Features:	106800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712686
Depreciation:	188149
Depreciated Total:	524537

COMMENTS

OF-SINK IN BMT.	8
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RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB 1					

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	172.56	
Special Features:	0	Val/Su Net:	107.77	
Final Total:	524500	Val/Su SzAd	192.69	

SKETCH

Sum Area By Label :

SFL =	1412
UAT =	1244
FFL =	1244
BMT =	1244
OFP =	321
HST =	132
W/DK =	269

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	Second Floor	1,412	142.610	201,361	
BMT	Basement	1,244	42.780	53,222	
FFL	First Floor	1,244	142.610	177,404	
OFP	Open Porch	321	22.070	7,083	
UAT	Upper Attic	311	99.830	31,045	
WDK	Deck	269	9.910	2,668	
HST	Half Story	66	142.610	9,413	
	Net Sketched Area:	4,867	Total:	482,193	
Size Ad	2722	Gross Area	5866	FinArea	3033

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
62						
21	UAT	100	FLA	100		
04						
85						
46						
66						
12						
96						
33						

IMAGE

AssessPro Patriot Properties, Inc

